

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
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407 Main St  
Pleasantville, NJ 08232

Asking \$375,000.00



## COMMENTS

Rare opportunity to get a Triplex. Perfect for Owner Occupant and/or Investors. Potential Cap Rate above 10% Showings start 4/14/2024 at the open house from 12pm-2pm. The two lower floor units will be delivered vacant at closing. Top floor tenant is staying. Sold as-is, Buyers responsible for CO and City Certifications.

## PROPERTY DETAILS

ParkingGarage	Basement	Heating	HotWater
None	Full	Gas-Natural	Gas
	Inside Entrance		
	Outside Entrance		
	Partially Finished		
Water	Sewer		
Public	Public Sewer		



Ask for Peter Harp  
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